

GRCRS Package Cover Sheet

Site Name Potters Sales and Service

Site Address N5437 USH 12 & STH 16, Mauston, WI

BRRTS # 03-29-120000 Date of Closure Decision 8/9/01

☒ Closure letter(s)

☒ Groundwater Use Restriction/Warranty Deed

Yes ☒ No ☐ Off-site contamination present? (Include related documents)

Yes ☒ No ☐ Right-of-way contamination present? (Include related documents)

☒ General location map

510353 GPS x-coordinate

373890 GPS y-coordinate

☒ Detailed site map(s)

☒ Groundwater flow map(s)

☐ Latest map(s) showing extent or outline of plume

☒ Latest table(s) of analytical results (soil results included only if soil deed restriction is incorporated into groundwater use restriction document)

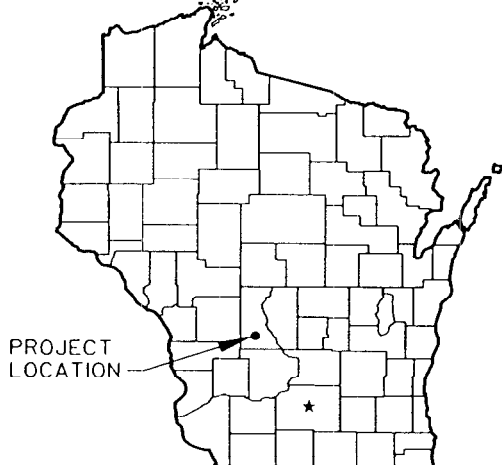
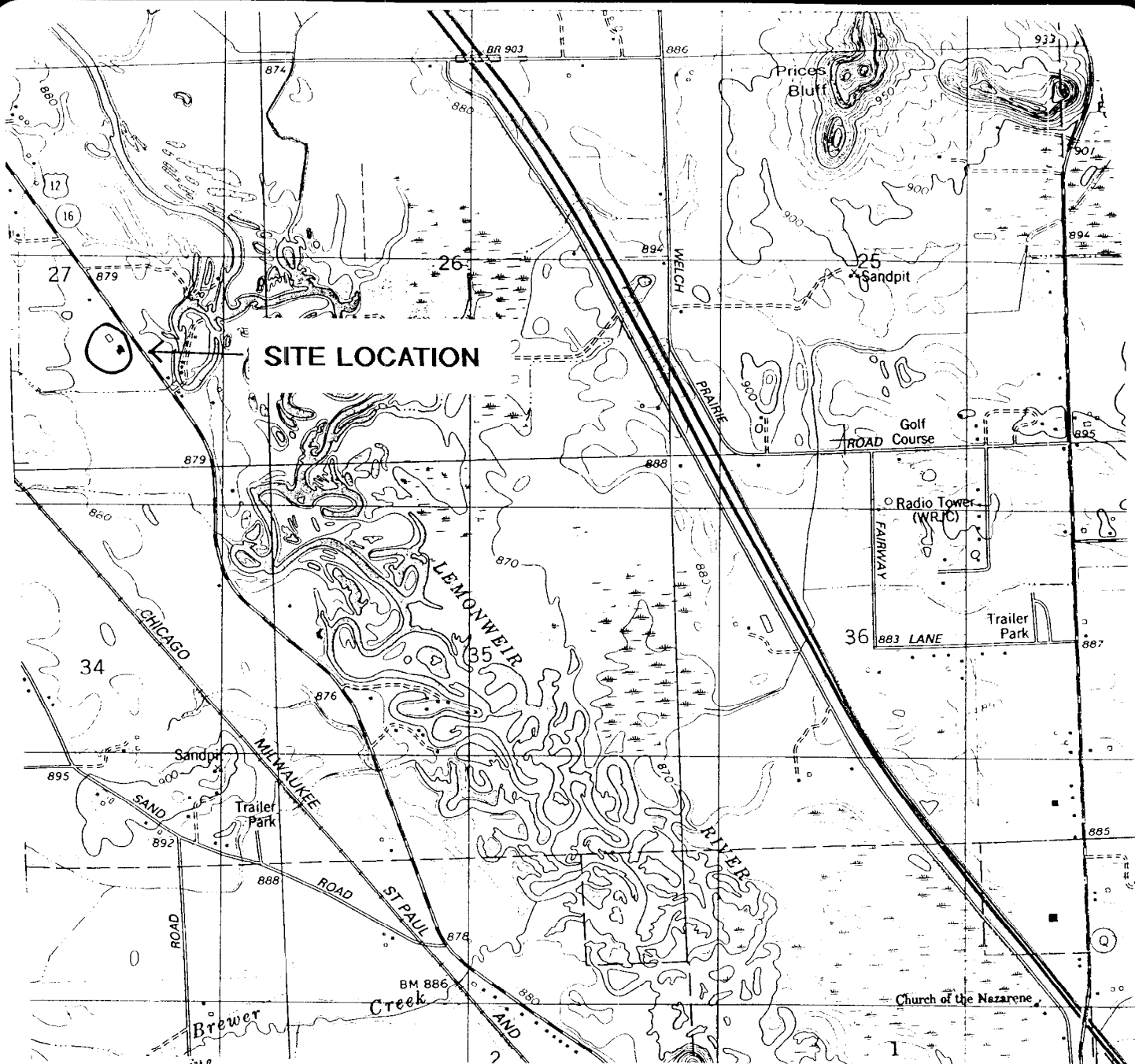
If available:

☐ Legal description

☐ County and Parcel I.D./Tax Parcel No.

☒ Geologic cross sections

☐ Isoconcentrations map(s)



2000 0 2000
SCALE IN FEET



Mauston Quadrangle
Wisconsin - Juneau Co.
7.5 Minute Series (Topographic)

SE/4 Mauston 15' Quadrangle
Contour Interval 10 Feet
1983

FIGURE 1
SITE LOCATION MAP
POTTER SALES AND SERVICE
MAUSTON, WISCONSIN







MSA

PROFESSIONAL SERVICES

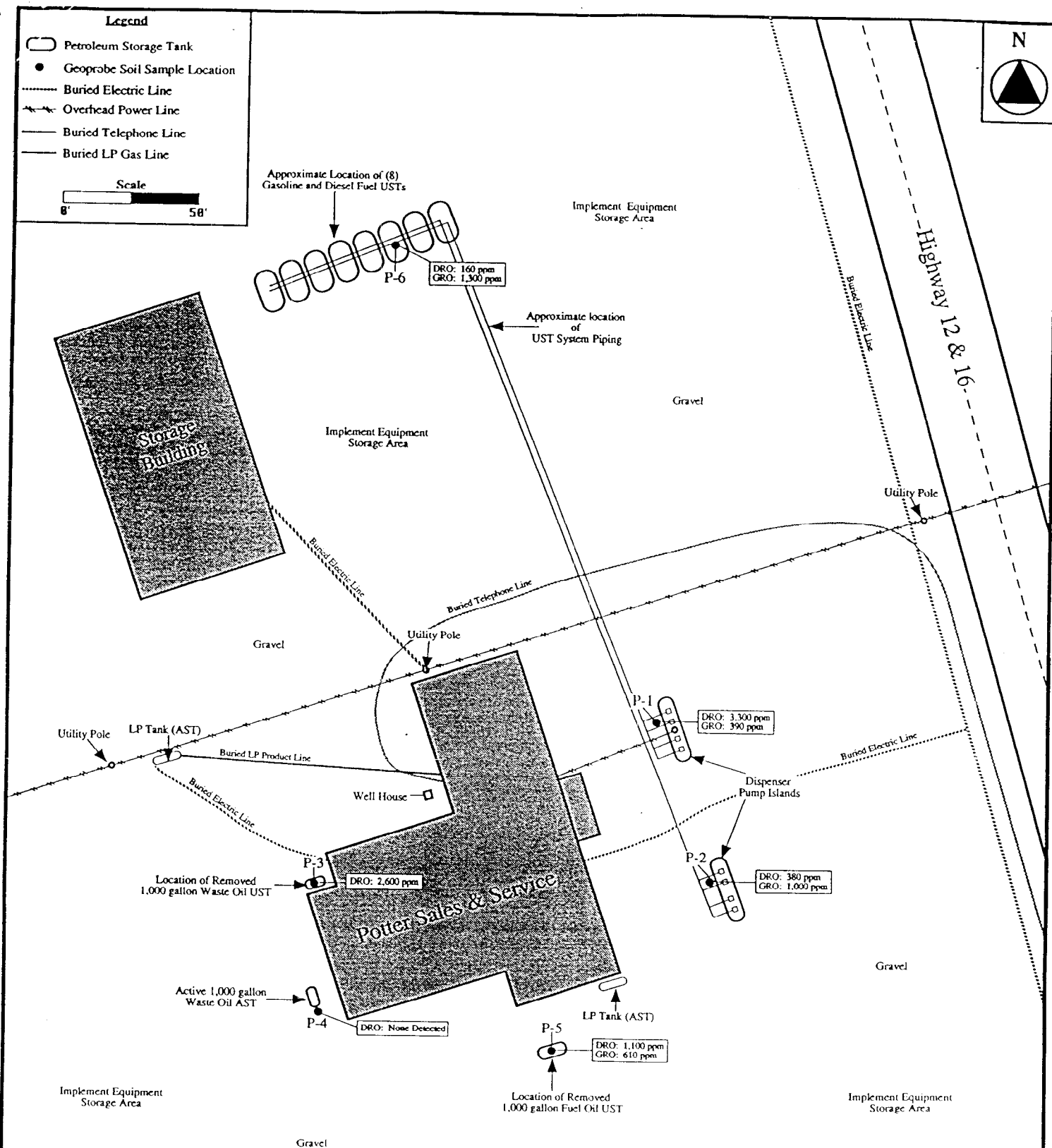
TRANSPORTATION • MUNICIPAL • REMEDIATION
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1230 South Boulevard Baraboo, WI 53913
608-356-2771 1-800-362-4505 Fax: 608-356-2770

Legend

-  Petroleum Storage Tank
-  Geoprobe Soil Sample Location
-  Buried Electric Line
-  Overhead Power Line
-  Buried Telephone Line
-  Buried LP Gas Line

Scale
0' 50'



**Midwest Environmental
Management Company**

**Potter Sales & Service Property
N5437 Highway 12 & 16
Mauston, Wisconsin**

Site Layout Map

Project Number: EA96907

Date: 3-3-97

Drawn By: BJS

TABLE 4
 GEOPROBE GROUNDWATER SAMPLE ANALYTICAL RESULTS
 POTTERS SALES AND SERVICE
 MAUSTON, WISCONSIN
 DECEMBER 1997

SAMPLE	GP1	GP3	GP4	GP5	GP7	GP8	GP9	GP10	GP12	GP13	GP15
DEPTH (FT)	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5	5-7	3-5
GRO	<30	1500	1000	<30	<30	1800	220	<30	11000		<30
PVOC											
MTBE	<0.2	<1.0	<0.4	<0.2	<0.2	<1.0	<0.2	<0.2	<4.0	<0.2	<0.2
Benzene	<0.2	3	<0.4	<0.2	<0.2	80	4.4	<0.2	34	2.4	<0.2
Toluene	0.2	5	0.6	<0.2	<0.2	4	0.5	<0.2	500	2	<0.2
Ethylbenzene	<0.3	80	36	<0.3	<0.3	35	4.8	<0.3	820	2.6	<0.3
Total Xylene	<0.9	240	88	<0.9	<0.9	140	20	0.6	4800	13.7	<0.9
1,3,5-TMB	<0.3	38	34	<0.3	<0.3	32	4.2	<0.3	240	4.5	<0.3
1,2,4-TMB	0.3	150	120	<0.3	<0.3	130	19	1	880	11	<0.3

SAMPLE	GP16	GP17	GP19	GP20	GP21	GP22	GP23	GP24	GP25	GP26	GP27
DEPTH (FT)	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5	3-5
GRO		2500	7600	<30	<30	<30	500	<30	240	<30	<30
PVOC											
MTBE	<0.2	5.4	<4.0	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	3
Benzene	0.5	57	60	<0.2	<0.2	<0.2	<0.2	<0.2	9.3	<0.2	<0.2
Toluene	0.7	100	46	<0.2	<0.2	<0.2	0.8	<0.2	3.4	<0.2	<0.2
Ethylbenzene	6.5	160	560	<0.3	<0.3	<0.3	2.3	<0.3	20	<0.3	0.5
Total Xylene	7.8	560	2000	<0.9	<0.9	<0.9	8.7	<0.9	21	<0.9	<0.9
1,3,5-TMB	0.3	57	260	<0.3	<0.3	<0.3	29	<0.3	1.6	<0.3	<0.3
1,2,4-TMB	<0.3	180	880	<0.3	<0.3	<0.3	48	<0.3	2.4	0.4	0.3

NOTES:

Units are ug/L

GRO = Gasoline Range Organics

PVOC = Petroleum Volatile Organic Compounds

MTBE = methyl tert-butyl ether

TMB = Trimethylbenzene

TABLE 2
GROUNDWATER MONITORING RESULTS
POTTERS SALES & SERVICE, MAUSTON, WI

SAMPLING DATE		Ethyl				Total	Naph-	DO	Nitrate	Sulfate	Iron
		Benzene	benzene	Toluene	Xylenes	TMB	thalene	(mg/L)	(mg/L)	(mg/L)	(mg/L)
NR 140 ES		5	700	1000	10000	480	60	40			
NR 140 PAL		0.5	140	200	1000	96	12	8			
MW1	03/11/1998	5000	1600	17000	14000	1560	<10	240			
	04/11/1998	8500	2000	21000	9900	1660	40	270	0.4	<0.14	32.7
	06/24/1998	6400	800	17000	4500	660	38	170	0.4	0.26	15.9
	04/20/1999							240			8.2
	04/21/1999	Excavation - Well Damaged									
P1	03/11/1998	0.4	1.6	5.2	13.2	6.5	<0.2	1.3			
	04/11/1998	<0.2	<0.3	<0.2	<0.9	<0.3	<0.2	13.4			0
	06/09/1999	<0.5	<0.55	<0.52	<1.0	<0.55	<0.47	8.9	0.05	<5.0	0
	10/06/1999	<0.2	<0.3	<0.2	<0.6	<0.3	<0.2	8.2	0.3	2.02	0
MW2	03/11/1998	<0.3	<0.2	<0.2	0.8	0.6	<0.2	<1.1			
	04/11/1998	<0.3	<0.2	<0.2	0.8	0.6	<0.2				
	06/24/1998							0.4			0.4
	04/21/1999	Excavation									
	06/09/1999	<0.5	<0.55	<0.52	<1.0	<0.55	<0.47	<0.52	0.3	<0.03	9.6
	10/06/1999	<0.2	<0.3	<0.2	<0.6	<0.3	<0.2	<1.7	1.6	<0.14	2.81
	01/12/2000	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.6	2.4	1.72	10.4
MW3	03/11/1998	340	220	29	740	191	68	43			
	04/11/1998	200	100	10	265	79	26	19	0.4	<0.14	19.2
	06/24/1998	80	44	2.8	70	29.8	8.3	5	0.4	16	26.6
	04/21/1999	Excavation									
	06/09/1999	790	240	62	700	241	190	74	0.2	0.1	22
	10/06/1999	1600	440	78	1480	404	400	70	0.7	0.2	37.9
	01/12/2000	3300	1100	230	4000	1030	810	340	0.8	0.36	14.4
	04/19/2000	3400	1100	220	4700	1010	660	250	0.9	0.301	16.7
	07/12/2000	2700	880	160	3400	720	580	160	0.2	0.2	19.7
	Dup 01/10/2001	2600	890	170	3400	840	760	200			
	04/11/2001	2300	830	170	3400	840	350	210			
MW4	03/11/1998	<0.3	<0.2	<0.2	0.3	1.1	<0.2	<1.1			
	04/11/1998	<0.2	<0.3	<0.2	<0.9	<0.3	<0.2				
	04/21/1999	Excavation									
	06/09/1999	1.1	<0.55	<0.52	1.7	1.1	<0.47	<0.52	0.2	<0.03	17
	10/06/1999	<0.2	<0.3	<0.2	<0.6	<0.3	<0.2	<1.7	0	<0.14	6.66
	01/12/2000	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.6	0.7	<0.14	6.47
MW5	03/11/1998	<0.3	1.6	0.6	6.1	10.5	<2.0	6.5			
	04/11/1998	<0.2	2.5	0.2	7.1	13.5	<2.0	9	0.4	<0.14	72.2
	04/21/1999	Excavation									
	06/09/1999	<1.0	2.7	<1.0	4.8	8.1	<0.94	2.5	0.2	<0.03	16
	10/06/1999	<0.2	1.1	<0.2	1	9.8	<0.2	3.5	0	<0.14	13.8
	01/12/2000	<0.1	1	<0.1	1.82	7.1	<0.1	3.6	0.7	0.184	13
	07/12/2000	<0.5	2.4	1.2	6.4	11.4	<0.3	7.5	0.1	<0.08	11.2
MW6	03/11/1998	0.7	0.3	1.1	3.1	8.4	<0.2	1.7			
	04/11/1998	1.1	<0.3	0.7	0.6	24	<0.2	6.4	0.4	<0.14	24.9
	04/21/1999	Excavation									
	06/09/1999	5.5	<1.1	<1.0	<2.1	11.7	<0.94	3.8	0.2	<0.03	11
	10/06/1999	1.4	<0.3	1.1	<0.6	12.3	<0.2	4.7	0	<0.14	7.8
	01/12/2000	0.8	<0.1	1.1	3.1	7.1	<0.1	2.7	0.8	0.184	7.08
	04/19/2000	0.77	<0.5	0.75	<1.0	8.8	<0.3	5.6	0.2	0.142	5.61
	07/12/2000	50	19	13	86	38	5.7	15	0.2	<0.08	5.52
	01/10/2001	4.2	<0.4	<0.4	<0.7	5.4	<0.4	3.6			
	04/11/2001	4.1	<0.4	1.3	<0.7	13.6	<0.4	5.9			
MW7	03/11/1998	<0.3	2.7	0.3	9.3	6.5	<0.2	1.3			
	04/11/1998	0.2	3.7	0.2	7	12.9	<0.2	<1.7	0.4	<0.14	32.4
	04/21/1999	Excavation									
	06/09/1999	<0.5	<0.55	<0.52	<1.0	<0.55	<0.47	<0.52	0.2	0.03	5.2
	10/06/1999	<0.2	<0.3	<0.2	<0.6	<0.3	<0.2	<1.7	0	<0.14	2.42
	01/12/2000	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.6	1	0.235	<2

TABLE 2
GROUNDWATER MONITORING RESULTS
POTTERS SALES & SERVICE, MAUSTON, WI

SAMPLING DATE	Ethyl				Total		Naphthalene	DO (mg/L)	Nitrate (mg/L)	Sulfate (mg/L)	Iron (mg/L)
	Benzene	benzene	Toluene	Xylenes	TMB	MTBE					
NR 140 ES	5	700	1000	10000	480	60	40				
NR 140 PAL	0.5	140	200	1000	96	12	8				
MW8 03/11/1998	<0.3	<0.2	<0.2	<0.8	<0.3	<0.2	<1.1				
04/11/1998	<0.2	<0.3	<0.2	<0.9	<0.3	0.5	<1.7	0.4	<0.14	18.3	0
04/21/1999	Excavation										
06/09/1999	<0.5	<0.55	<0.52	<1.0	<0.55	<0.47	<0.52	0.2	<0.03	7.4	0
MW9 03/11/1998	9.5	<0.2	0.2	4	3	13	<1.1				
04/11/1998	<0.2	<0.3	<0.2	<0.9	<0.3	<0.2		5.3	0.72	11.9	1
06/24/1998	<0.2	<0.3	<0.2	<0.9	<0.3	<0.2					
04/21/1999	Excavation										
06/09/1999	<0.5	<0.55	<0.52	<1.0	<0.55	<0.47	<0.52	2.6	1.3	8.8	0
10/06/1999	2.9	<0.3	<0.2	<0.6	<0.3	1.8	<1.7	1.5	0.36	12.1	0
01/12/2000	10	1.1	<0.1	<0.3	<0.1	5.3	<0.6	4	0.818	13.9	
04/19/2000	24	3.8	<0.5	0.67	2.2	17	<1.0	1.6	0.969	12.3	6.46
07/12/2000	<0.5	<0.5	<0.5	1.2	0.81	0.31	<1.0	0.4	0.63	10.4	
01/10/2001	11	<0.4	<0.4	<0.7	<0.4	7	<1.0				
04/11/2001	<0.4	<0.4	<0.4	<0.7	<0.4	<0.4	<1.0				
MW10 03/11/1998	20	650	280	3900	1520	<10	360				
04/11/1998	120	1400	850	7300	1760	<10	320	0.4	<0.14	22.9	2.6
06/24/1998	110	1300	280	6000	1520	<10	420				
04/20/1999							230				
04/21/1999	Excavation - Well Removed										
MW11 03/11/1998	<1.5	75	7	300	204	<1	250				
04/11/1998	2	50	4.5	165	110	<1	120	0.4	<0.14	20.6	7.6
06/24/1998	4	85	5	98	125	<1	220				
04/20/1999							59				
04/21/1999	Excavation - Well Removed										
MW12 03/11/1998	<0.3	0.7	<0.2	1.4	0.3	<0.2	<1.1				
04/11/1998	<0.2	<0.3	<0.2	<0.9	<0.3	<0.2	<1.7	9.7	1.77	13.7	0
06/24/1998	<0.2	<0.3	<0.2	<0.9	<0.3	<0.2	<1.7				
04/21/1999	Excavation										
06/09/1999	<0.5	<0.55	<0.52	<1.0	<0.55	<0.47	<0.52	2	4.3	11	0
10/06/1999	<0.2	<0.3	<0.2	<0.6	<0.3	<0.2	<1.7	0.8	1.77	9.68	0
01/12/2000	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.6	6.2	2.25	8.67	
07/12/2000	<0.5	<0.5	<0.5	<1.0	0.59	<0.3	<1.0	1.6	1.54	7.64	
MW13 03/11/1998	0.5	1.2	0.4	5.5	4.2	<0.2	1.4				
04/11/1998	<0.2	<0.3	<0.2	<0.9	<0.3	<0.2	<1.7	0.4	<0.14	33.4	3.6
06/24/1998	<0.2	<0.3	<0.2	<0.9	<0.3	<0.2	<1.7				
04/21/1999	Excavation										
06/09/1999	<0.5	<0.55	<0.52	<1.0	<0.55	<0.47	<0.52	0.2	<0.03	47	6.4
10/06/1999	0.5	<0.3	<0.2	<0.6	0.9	0.3	<1.7	0	<0.14	9.84	6
01/12/2000	1.1	0.82	0.54	2.23	2	<0.1	0.9	0.6	0.198	0.198	
04/19/2000	<0.5	<0.5	<0.5	<1.0	<0.5	<0.3	<1.0	0.2	<0.08	11.4	35.2
07/12/2000	<0.5	<0.5	<0.5	<1.0	<0.5	<0.3	<1.0	0.3	<0.08	15.7	
01/10/2001	2.4	2.2	0.67	5	2.1	<0.4	8.4				
04/19/2001	<0.4	<0.4	<0.4	<0.7	<0.4	<0.4	<1.0				
MW14 06/24/1998	1.2	1	<0.2	0.8	<0.3	1.5	<1.7	2.1	0.23	16.8	0.4
04/21/1999	Excavation										
06/09/1999	2.7	<0.55	<0.52	<1.0	<0.55	<0.47	<0.52	1.2	<0.03	14	0
10/06/1999	200	2.7	5	68	18.3	18	3.7 3.7	0.6	0.23	13.9	0
01/12/2000	250	7.6	4.2	99	38.6	22	10		0.194	15.3	
04/19/2000	21	<0.5	<0.5	<1.0	<0.5	2.8	<1.0	2.3	0.231	14.2	89
07/12/2000	1.6	<0.5	<0.5	<1.0	<0.5	0.48	<1.0	0.8	0.11	10	
01/19/2001	27	4.7	1.3	12.9	4.98	4.9	1.7				
04/11/2001	3.9	<0.4	<0.4	<0.7	<0.4	0.53	<1.0				

All concentrations are in ug/L., unless otherwise noted.

blank = not analyzed

TMB = trimethylbenzene

MTBE = methyltertbutyl ether

Values in BOLD exceed the Wisconsin Administrative Code NR 140 preventive action limit

Shaded values exceed the Wisconsin Administrative Code NR 140 enforcement standard

ES = WAC NR 140 enforcement standard concentration

PAL = WAC NR 140 preventive action level concentration

This table only includes compounds which are monitored quarterly at this site.

For a complete list of compounds detected, see site investigation reports.

TABLE 5
GROUNDWATER SAMPLE ANALYTICAL RESULTS FOR PAHS
POTTERS SALES & SERVICE
MAUSTON, WISCONSIN

Monitoring Well	MW1	MW5		MW6	MW9	MW10	MW11	MW12	MW13	NR 140	NR 140
Date Sampled	04/20/1999	03/11/1998	06/09/1999	06/09/1999	06/09/1999	04/20/1999	04/20/1999	06/09/1999	01/12/2000	ES	PAL
PAHs (ug/L)											
Acenaphthalene	5.6 ✓	5.6	2 ✓	7.2 ✓	<0.026	5.6 ✓	4.7 ✓	<0.026	3.8 ✓		
Anthracene	0.47 ✓	<0.037	0.29 ✓	0.31 ✓	<0.023	0.43 ✓	0.69 ✓	<0.023	<0.060	3000	600
Benzo(a)anthracene	<0.42	<0.0073	<0.042	0.31 ✓	<0.042	<0.42	0.51	<0.042	<0.011		
1-Methyl Naphthalen	16 ✓	26	20 ✓	110 ✓	<0.097	37 ✓	61 ✓	<0.097	5.7 ✓		
2-Methyl Naphthalen	86 ✓	11	1.4 ✓	31 ✓	<0.066	100 ✓	20	<0.066	<0.32		
Phenanthrene	1.3	2.7	4.2 ✓	12 ✓	<0.066	3 ✓	6.4	<0.066	0.14 ✓		
Fluoranthrene	0.64 ✓	7.3	0.5 ✓	1.5 ✓	<0.034	0.86 ✓	2.3 ✓	<0.034	<0.033	400	80
Flourene	5 ✓	3.6	1.8 ✓	5.8 ✓	<0.031	4.5 5.2	5.2 4.7	<0.031	1.2 ✓	400	80
Pyrene	0.38 ✓	<0.017	0.17 ✓	0.13 ✓	<0.025	0.41	0.5 ✓	<0.025	<0.083	250	50
Naphthalene	240 ✓	6.5	0.77 ✓	2 ✓	<0.034	230	59	<0.034	<0.30	40	8

Chrysene

0.016

0.2 0.02

NOTES:

1. Less than sign (<) indicates analyte not detected above method quantitation limit.
2. Bold numbers indicate concentrations above the NR 140 ES.
3. PAHs = polynuclear aromatic hydrocarbons

TABLE 8
WATER SUPPLY WELL ANALYTICAL RESULTS
POTTERS SALES AND SERVICE
MAUSTON, WISCONSIN

Analyte	Water Supply Well			NR 140	
	11/25/1997	04/21/1998	08/03/2000	ES	PAL
VOCs	✓	✓	✓		
MTBE		<0.2	<1.1	60	12
Benzene	<0.3	<0.3	<0.1	5	0.5
Toluene	<0.2	<0.2	<0.1	1000	200
Ethylbenzene	<0.2	<0.2	<0.1	700	140
O-Xylene	<0.5	<0.5	<0.1	10000	1000
M/P-Xylene	<0.3	<0.3	<0.2	10000	1000
1,3,5-TMB	<0.3	<0.3	<0.3	480	96
1,2,4-TMB	<0.6	<0.6	<0.2	480	96
n-Butylbenzene	<0.3	<0.3	<0.4		
sec-Butylbenzene	<0.2	<0.2	<0.3		
Chlorobenzene	<0.3	<0.3	<0.3		
2-Chlorotoluene	<0.3	<0.3	<0.4		
4-Chlorotoluene	<0.3	<0.3	<0.3		
Diisopropyl ether		<0.3	<0.1		
Isopropylbenzene	<0.2	<0.2	<0.1		
p-Isopropyltoluene	<0.2	<0.2	<0.2		
Naphthalene	<1.1	<1.1	<0.7	40	8
n-Propylbenzene	<0.2	<0.2	<0.3		

Notes:

Concentrations are in ug/L

Only VOCs detected during SI presented in table.

MTBE - methyl tert-butyl ether

TMB - trimethylbenzene

ES - WDNR enforcement standard

PAL = WDNR preventive action limit

Shaded numbers indicate concentrations above the ES

Bold numbers indicate concentrations above the PAL

FORMER LOCATION OF
5 - 4000 GALLON LEADED
GASOLINE UST'S AND
2 - 4000 GALLON DIESEL UST'S.

GRAVEL

GP20

MW2

GP21

GP19

GP17

GP18

TANK
BED

GP22

GP23

GRAVEL

GP24

MW3

MW4

DISPENSER
LINES

STORAGE
BUILDING

FILLED AREA
OVER SEWER
LINES AND
TANKS

SEPTIC
TANKS
(TYP.)

FORMER WASTE
OIL TANK

GP15

GP14

GP13

GP16

GRAVEL

CP3 A

LP TANK

POTTER SALES
AND SERVICE

MW8

ABOVEGROUND
TANK

GP10

GP8

GP9

GRAVEL

LP TANK

GP5

GP6

GP7

GP2

GP4

GP11

GP25

GP12

GP27

GP1

GP3

GP11

GP12

GP1

GP1

GP1

GP1

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GP1

GP1

LEGEND

- GP1 SOIL BORING LOCATION
- MW1 MONITORING WELL LOCATION

NOTE:
FOR ADDITIONAL NOTES AND
LEGEND, REFER TO FIGURE 2.



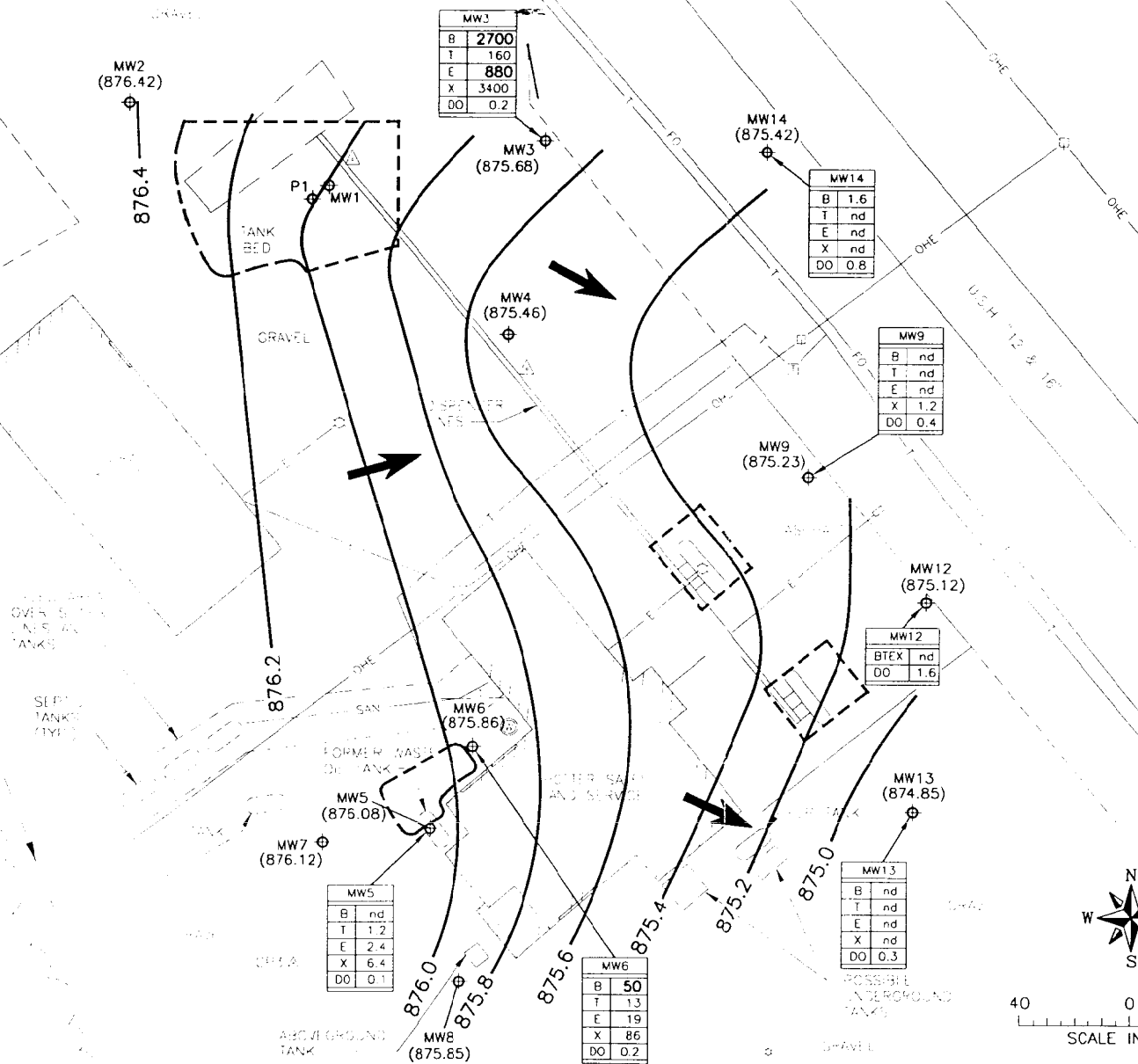
40 0 40
SCALE IN FEET

FIGURE 1
SOIL BORING AND
MONITORING WELL LOCATIONS
POTTER SALES & SERVICE PROPERTY
MAUSTON, WISCONSIN

MSA

MANUFACTURING • MARKETING • SERVICE
SPECIALTY • ENVIRONMENTAL
100 South Main Street, Mauston, WI 53648
608-255-1111 FAX 608-255-1178

DESIGNED BY RHM DATE 1-26-98 SHEET 1 OF 1
CHECKED BY SCALE AS NOTED FILE NO. 212528BC



LEGEND

- MW2 (876.42)**
MONITORING WELL LOCATION WITH GROUNDWATER ELEVATION
- 876.0**
GROUNDWATER CONTOUR 0.2 FT CONTOUR INTERVAL
- APPROXIMATE GROUNDWATER FLOW DIRECTION
- - -**
LIMITS OF EXCAVATION
- B - Benzene
T - Toluene
E - Ethylbenzene
X - Total Xylene
DO - Dissolved Oxygen

NOTES:

1. BTEX CONCENTRATION IN $\mu\text{g/L}$
DO CONCENTRATIONS ARE mg/L
2. BOLD NUMBERS INDICATE CONCENTRATIONS ABOVE NR 140 ENFORCEMENT STANDARDS.

FIGURE 4

WATER TABLE CONTOURS AND CONTAMINANT DISTRIBUTION MAP JULY 12, 2000

POTTER SALES & SERVICE PROPERTY
MAUSTON, WISCONSIN

MSA
PROFESSIONAL SERVICE

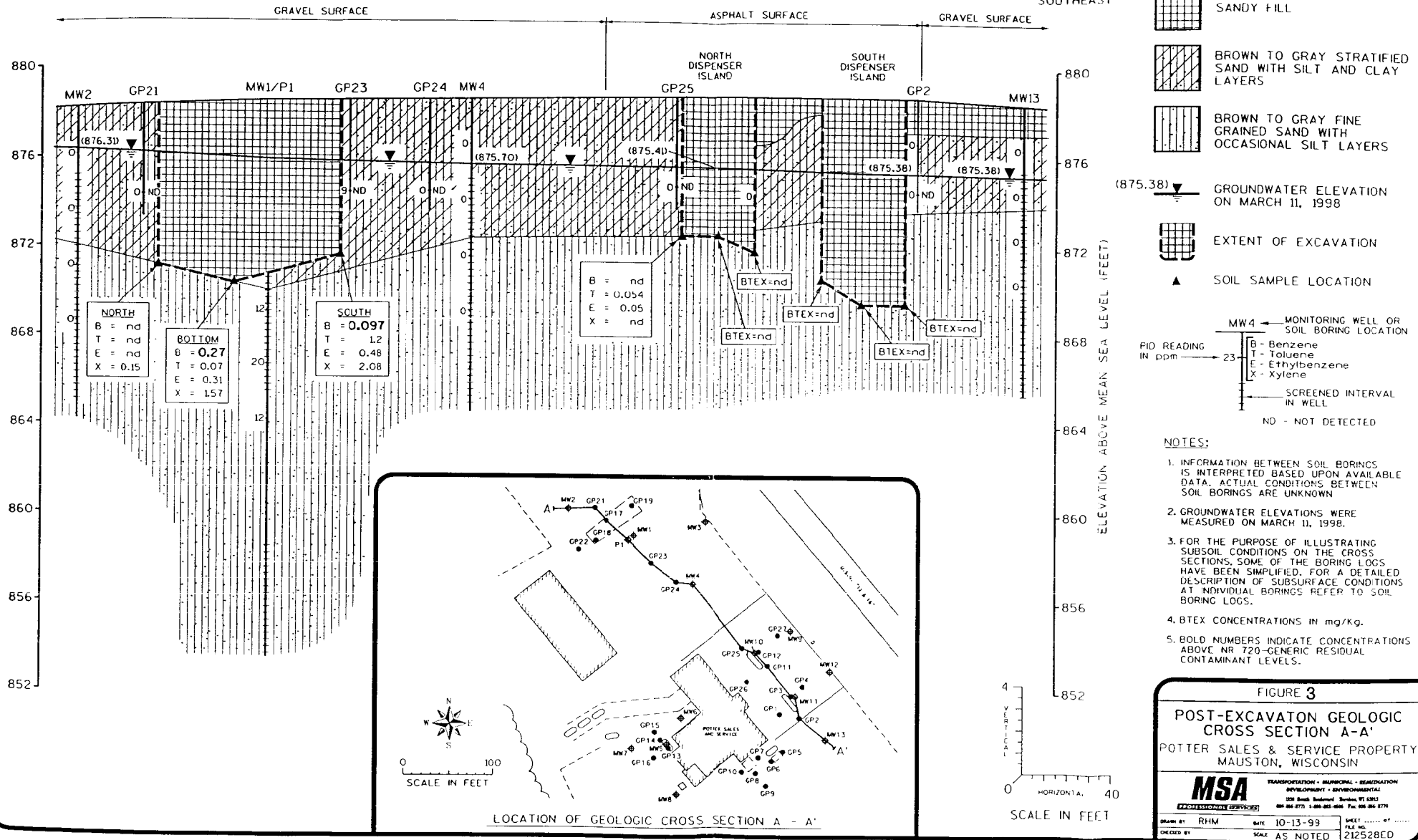
TRANSPORTATION • MUNICIPAL • AEROSPACE
DEVELOPMENT • ENVIRONMENTAL
1500 State Street, Mauston, WI 53501
800-368-3775 • 608-361-4400 Fax: 608-361-3776

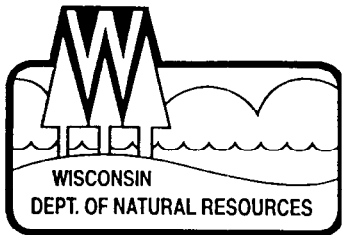
DRAWN BY: RHM DATE: 9-13-00 SHEET: 1 OF 1
CHECKED BY: SCALE: AS NOTED FILE NO: 212528CD

A
NORTHWEST

LEGEND

A'
SOUTHEAST





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Scott A. Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830

Aug 9, 2001
May 29, 2001

FILE COPY

BRRTS #03-29-120000

Ms. Carroll Potter
Potter's Sales & Service
N5437 USH 12 & STH 16
Mauston, WI 53948

Subject: Conditional Case Closure with Groundwater Use Restriction,
Potter's Sales & Service Site, N5437 USH 12 & STH 16,
Mauston, Wisconsin

Dear Ms. Potter:

On August 9, 2001, your request for closure of the case described above was reviewed by the Westcentral Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that although petroleum contaminated material and groundwater contamination above State standards for benzene, ethylbenzene, total trimethylbenzenes, methyl tert butyl ether and naphthalene remains at this site, the contamination from the petroleum storage and dispensing system formerly located at this site appears to have been investigated and remediated to the extent practicable under current site conditions. Your case will be closed under s. NR 726.05, Wis. Adm. Code, if the following conditions are satisfied:

Section NR 726.05(2)(b), Wis. Adm. Code, provides that if groundwater contamination still exceeds NR 140 enforcement standards when a closure request is submitted, a case may only be closed if a groundwater use restriction is recorded for each property where enforcement standards are exceeded. Therefore, recording the required groundwater use restriction is an option that the Department of Natural Resources can offer to you in order to close this case. If you choose not to accept this option, you may be required to conduct additional groundwater monitoring using existing or additional monitoring wells and may choose to perform additional investigation and cleanup of the remaining contamination in order to qualify for unconditional closure. However, you should note that additional investigation or cleanup work may not be eligible for reimbursement from the Petroleum Environmental Cleanup Fund Award (PECFA) Program. You should contact the Department of Commerce to determine if the additional work will be eligible for reimbursement.

If you choose to pursue closure with a groundwater use restriction, you will need to submit a draft groundwater use restriction to me before the document is signed and recorded. You may find attached a model groundwater use restriction for your use or visit our web site at www.dnr.state.wi.us/org/rr for a copy of the model format and language. If the Sheriff's Deed on Foreclosure submitted by your consultant is no longer the most recent deed for this site, you

August 9, 2001
Ms. Carroll Potter - Potter's Sales & Service
Page 2

BRRTS #03-50-001293

should submit a copy of the most-recent property deed or deeds to me along with the draft document. Once Department of Natural Resources has checked your draft document for completeness, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded at the Juneau County Register of Deeds Office, and then submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a groundwater use restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code, unless long term groundwater monitoring is going to be conducted. If monitoring wells will not be immediately abandoned because you do not file a groundwater use restriction and/or future groundwater monitoring is planned, you will need to notify me of your monitoring plans in order to qualify for case closure. Documentation of well abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources.

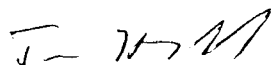
When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed.

In addition, please note that the contaminated material remaining at depth may represent solid waste should it be excavated in the future, that it may represent a direct contact hazard to workers should they be exposed to the material, and if future excavation exposes impacted material, proper steps should be taken to address the potential risks to workers and make sure the material is properly disposed of as solid waste.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715/421-7850.

Sincerely,



Tom Hvizdak
Hydrogeologist
Bureau for Remediation & Redevelopment

c: Ken Gradall, MSA, 1230 South Blvd., Baraboo, WI 53913-2791



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Scott A. Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830

January 18, 2002

BRRTS #03-29-120000

Ms. Carroll Potter
Potter's Sales & Service
N5437 USH 12 & STH 16
Mauston, WI 53948

FILE COPY

Subject: Case Closure with Groundwater Use Restriction,
Potter's Sales & Service Site, N5437 USH 12 & STH 16,
Mauston, Wisconsin

Dear Ms. Potter:

On August 9, 2001, your site, as described above, was reviewed for closure by the West Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 9, 2001, you were notified that the Closure Committee had granted conditional closure to this case.

On January 18, 2002, the Department received the final correspondence indicating that you have complied with the conditions of closure. The conditions for closure required by the West Central Region Closure Committee included filing a groundwater use restriction for residual groundwater contamination and abandonment of all monitoring wells used in the investigation and cleanup of this site. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that this case may be reopened pursuant to s. NR726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

January 18, 2002
Ms. Carroll Potter - Potter's Sales & Service
Page 2

BRRTS #03-29-120000

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715/421-7850.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Hvizdak'.

Tom Hvizdak
Hydrogeologist
Bureau for Remediation & Redevelopment

c: Bob Fait, The Bank of Mauston, P.O. Box 226, Mauston, WI 53948-0226
Ken Gradall, MSA, 1230 South Blvd., Baraboo, WI 53913-2791

Document Number

GROUNDWATER USE RESTRICTION

DOCUMENT # 688778

Recorded

JAN. 11, 2002 AT 08:40AM

CHRISTIE BENDER

REGISTER OF DEEDS

JUNEAU CO., WI

Fee Amount: \$15.00

Declaration of Restrictions

In Re: Lot 1 of Juneau County Certified Survey Map No. 2662, recorded in Volume 10 of CSMs, Page 180 as Document 367144 being a part of the NW¼ SE¼ of Section 27, Township Sixteen (16) North, Range 3 East, Town of Lisbon, Juneau County, Wisconsin

STATE OF WISCONSIN)
) ss
COUNTY OF JUNEAU)

WHEREAS, VAM Holdings, A Wisconsin Partnership, is the owner of the above-described property.

WHEREAS, one or more petroleum product discharges have occurred at this property. Benzene, ethylbenzene, total trimethylbenzene, methyl tert-butyl ether, and naphthalene contaminated groundwater above NR 140 enforcement standards exists on this property at the following location(s): at well MW1 (refer to the attached figure) where 6400 µg/L benzene, 800 µg/L ethylbenzene, 17000 µg/L toluene, 660 µg/L total trimethylbenzene, and 170 µg/L naphthalene were detected on June 24, 1998; and at well MW3 where 2300 µg/L benzene, 830 µg/L ethylbenzene, 840 µg/L total trimethylbenzene, 350 µg/L methyl tert-butyl ether, and 210 µg/L naphthalene were detected on April 11, 2001.

Parcel Identification Number (PIN)

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property, and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

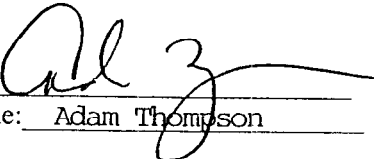
This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is

enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

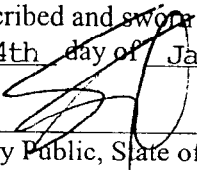
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

By signing this document, Adam Thompson asserts that he/she is duly authorized to sign this document on behalf of VAM Holdings.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 4th day of January, 20 02.

Signature: 
Printed Name: Adam Thompson

Subscribed and sworn to before me
this 4th day of Jan, 20 02


Notary Public, State of Wisconsin
My commission expires 10/14/04

This document was drafted by MSA Professional Services, Inc. based on comments by the Wisconsin Department of Natural Resources.

Document Number

GROUNDWATER USE RESTRICTION

DOCUMENT # 688777

Recorded

JAN. 11, 2002 AT 08:40AM

Declaration of Restrictions

In Re:

Parcel No. 2

A part of the NW¼ of the SE¼ and the East Half of the NE¼ of the SW¼ of Section 27, Township 16 North, Range 3 East of the fourth principal meridian, more particularly described as follows, to-wit: Commencing at a point where the South line of the NW¼ of the SE¼ of said Section 27-16-3 intersects the west right-of-way line of U.S. Highway 12 & 16; thence northwesterly along said right-of-way line a distance of 742-1/2 feet to a point, thence west, parallel with the south line of said NW¼ of the SE¼ and the NE¼ of the SW¼ of said section 27-16-3, a distance of 1000 feet; thence south to the south line of NE¼ of the SW¼ of said Section 27, thence east along the south line of the NE¼ of the SW¼ and the NW¼ of the SE¼ of said Section 27; Township 16 North, Range 3 East, to the point of beginning, Juneau County, Wisconsin.

Recording Area

Name and Return Address
Bank of Mauston
P.O. Box 226
Mauston, WI 53948

STATE OF WISCONSIN

)

COUNTY OF JUNEAU

) ss
)

Parcel Identification Number (PIN)

WHEREAS, the Bank of Mauston is the owner of the above-described property.

WHEREAS, one or more petroleum product discharges have occurred at this property. Benzene contaminated groundwater above NR 140 enforcement standards exists on this property at the following location(s): at well MW6 (refer to the attached figure) where 50 µg/L benzene was detected on July 12, 2000; at well MW9 where 11 µg/L benzene was detected on January 10, 2001; at well MW10 where 110 µg/L benzene, 1300 µg/L ethylbenzene, 1520 µg/L total trimethylbenzene, and 420 µg/L naphthalene were detected on June 24, 1998; and at well MW11 220 µg/L naphthalene was detected on June 24, 1998.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

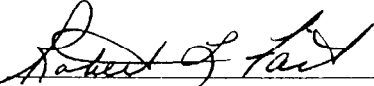
If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property, and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

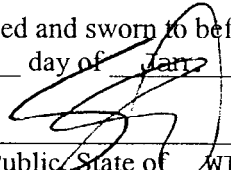
By signing this document, Robert L. Fait, Pres asserts that he/she is duly authorized to sign this document on behalf of Bank of Mauston.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 4th day of January, ~~XX~~ 2002

Signature: 

Printed Name: Robert L. Fait

Subscribed and sworn to before me
this 4th day of Jan, ~~XX~~ 2002


Notary Public, State of WISCONSIN
My commission expires 10-14-04

This document was drafted by MSA Professional Services, Inc. based on comments by the Wisconsin Department of Natural Resources.

